

**Civic Association Neighborhood Civic Association Minutes**  
**January 27, 2026, 6:30 pm – 8:00 pm**  
**University Park Baptist Church (Fellowship Hall)**  
**7887 Beechnut, Houston, TX 77076**

**Board Attendees Present: Bert Ruiz (President), Ted Holubec (Vice President), Barbara Haney (Secretary)**

I. 6:30 pm Welcome and President's Call to Order

II. 6:40 pm Approval of October 2025 Minutes. Motion to approve by Dick Akkerman and seconded by Chris Sullivan.

III. 6:45 pm Treasurer's Report

- 2025 Year End. Budget \$46,108. Short on current homeowners HOA fees for 2025 and 2026. 83 have paid dues, 13 are still out. For 2026 have received 49 payments thus far. Dues are due by Jan 31.

Bank Account balance: Checking acct: \$50,973.48 and CD Account balance: \$53,311.38 (\$2,108 from interest). Total balance: \$104,284.83

- 2026 Year to Date: Actual Budget: So far have received \$15,050 of a budget of \$36,300. We've made one payment this year to garbage.

- Annual Fee Payment. All payments due by January 31. Late fees for payments after that. Expect board to review fees to see if an increase is needed. Trash pickup up has increased 3.4% to \$2644 per month (was \$2548) an increase of \$96.60 per month. Landscaping is \$625 per month.

2026 Dues: 17 homeowners have outstanding accounts for dues; 13 homeowners did not pay their 2025 dues. Statements for past due accounts were emailed on 06/11/25. 16 were emailed and 1 was mailed since not in neighborhood and 3 were delivered to mailboxes as emails were not valid.

IV. 7:00 Guest Presenter – Arthur Chatman Jr., Armed Security on Bikes. Presentation by Audry Miller and associate gave a presentation on scope of services. They are a private security patrol company that patrols several nearby communities. The service acts as a deterrent as well as a support to HPD. All officers are armed. In addition to patrol services, they offer welfare checks and can be hired to watch over individual homes while owners are on vacation. Presented three service options available, with various levels of patrol involvement; all services involve signing a contract. Incidents that patrol is aware of will be put into a daily incident report and shared with the board. Services are available for night only if desired. Residents can call the patrol service before calling 911 but advised to call 911 in addition.

Patrol insights are given to HPD for gunfire hotspots. Patrol says they gather statistical data, collate it and send it to HPD to request patrols in response to their findings. Other communities are having vehicle break-ins. Vacant homes can be monitored for trespassers. Enforcement of deed restrictions via daily activity report that can be transferred to a separate incident report and sent to the HOA board so the board can send a letter to the homeowner. Patrol will call in light outages on utility poles, deter people from illegal dumping. Can also handle fireworks and noise complaints including resonance during the day. Will involve HPD if its outside the community boundaries.

V. 7:30 pm New Business and Announcements

- Braeburn Country Club Wall Construction Project. Resident comments wondering if the new wall will change the gunfire. Chain-link fence will be coming down. Country club will notify when that is going to happen. Country club will continue to maintain the grassy area. A resident asked if the Country Club has noticed any decrease in activity in trespassing onto their grounds and other criminal activity now that the wall has gone up.
- City Lot Maintenance – 1 Hideaway Circle. City is still responsible for that lot, but maintenance is lapsing. Still discussing with council members office. The office has inquired about what we would like to do with that area. Further discussions to come regarding.
- Lighting Improvements Update – Detention Pond. Council Member Pollards office installed the solar powered light poles Thanksgiving week 2025.
- Bissonnet Traffic Speed Sign. The machine that tracks vehicle speeds has been placed temporarily between country club and our neighborhood entrance off Bissonnet. No mention of how long that will remain as it is considered temporary.
- Property Maintenance: The board will be following up with HPD regarding non-working vehicles, vacant homes, parking on grass, extra vehicles parking on the street.
- Neighborhood Safety. Covered with presentation.
- Other: sewage issues on Nairn. Toilets are not working, a resident on Nairn believes issues may be coming from John Loe's house (corner of Braes Bayou and Nairn) and several other homes on the street as well as the apt complex that fronts Bissonnet. Issues usually happen this time of year when it's cold. Another resident asked if there have been any requests for additional stop light on Bissonnet near Sharpstown. Answer is unknown but last discussions with the city did not yield any positive discourse regarding. Apparently, cost is an issue, at almost \$800K to install. The digital traffic sign was installed in lieu of a permanent traffic signal.

VI. 8:00 pm motion to adjourn by Lance Roseborough and seconded by Greg Lee.